



## 271 KOOTENAY LAKE ROAD Procter British Columbia

\$325,000

Beachfront lot on Kootenay Lake with 98' of private lake frontage in the sought after private community of Procter Point. Have you dreamed of building your own private family retreat in Beautiful British Columbia? Outside is all about enjoying what the Kootenays are famous for, catching the incredible sunrise+sunsets, views of the world's longest free ferry and the snow capped Loki peak. Out the front door is an epic road bike route, mountain bike/hiking trails with breathtaking lookouts and hours of on the water fun with paddle boards, kayaks, fishing and boating. Wildlife seen on the property include bald eagles, hawks, bears, deer, cougars, bobcats, Kokanee salmon, ducks, all situated in a protected community forest. Easy access from multiple Hwy's yet safe, secluded and secure in the private community of Procter Point . 15 mins to the shop+school in Balfour and 45 mins to the world famous city of Nelson and only 45 mins to the USA border crossing. Under an hour to world class heli-skiing at Baldface Lodge or Whitewater Ski Resort. Easy access, this lot has water, power and propane at the lot line. Good water, power, septic and well. (id:6769)

Listing Presented By:



Originally Listed by:  
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Royal

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